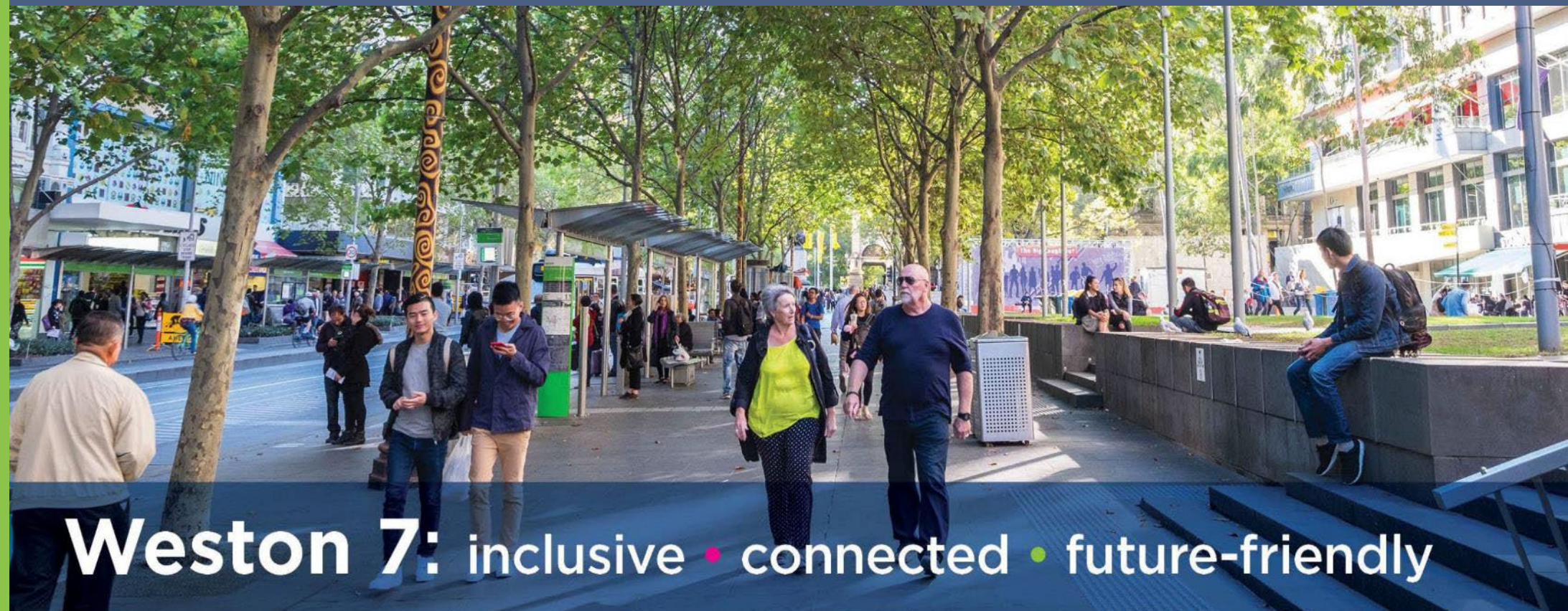


Information Session

January 15 + 16, 2025



Weston 7: inclusive • connected • future-friendly

We respectfully acknowledge that the City of Vaughan is situated in the Territory and Treaty 13 lands of the Mississaugas of the Credit First Nation. We also recognize the traditional territory of the Huron-Wendat and the Haudenosaunee.

The City of Vaughan is currently home to many First Nations, Métis and Inuit people today. As representatives of the people of the City of Vaughan, we are grateful to have the opportunity to work and live in this territory.

This information session is a continuation of a series of public engagement events to seek feedback on the Weston 7 Secondary Plan. **Draft #4** of the Weston 7 Secondary Plan was released to the public on November 20, 2024.

Agenda

- Introduction
- Conversation Guide
- Team Introduction
- Presentation of Draft #4 of the Weston 7 Secondary Plan
- Questions & Answers

- Kindly focus on Weston 7 today. “Park” the rest.
- Be present. Take breaks as needed, step out for calls.
- Use the tools available - comment cards, staff follow ups.
- We can do one thing at a time well. Please take turns.
- Plan what you will say, be to the point, use examples from your experience.
- Build on, rather than repeat questions that have already been asked.
- Hard on issues, not people. Keep curious.
- Let the team know how we can support you.

Together, let's consider what's important to you and your city, on topic, on time.



WESTON 7 SECONDARY PLAN TEAM

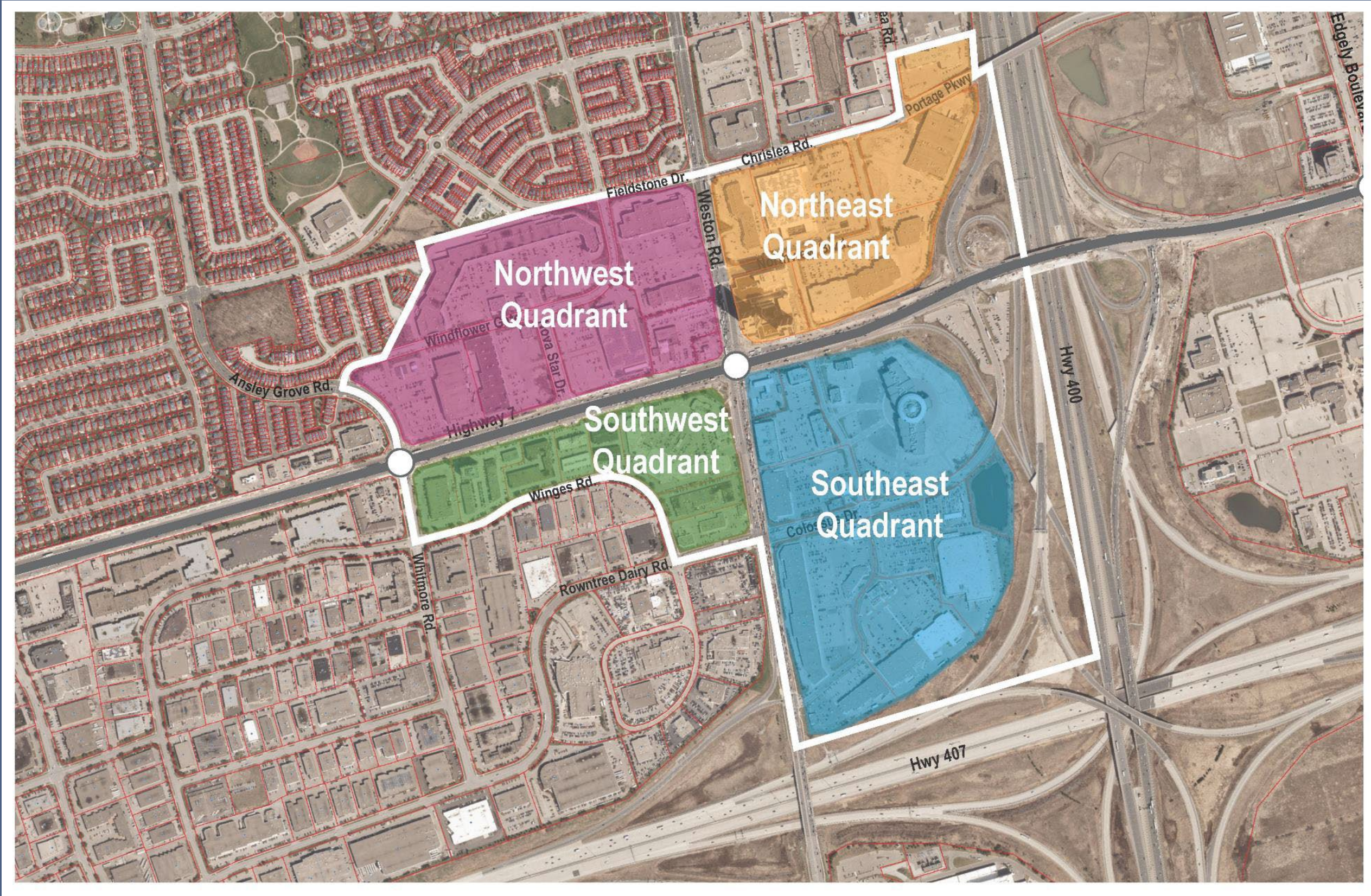
- Ron Palmer, Senior Advisor at The Planning Partnership
- Stacey McCulloch, Associate, Urban Design + Planning at The Planning Partnership
- Fausto Filipetto, Senior Manager of Policy and Sustainability & Policy Planning & Special Programs
- Lina Alhabash, Senior Planner, Policy Planning & Special Programs

WESTON 7 TRANSPORTATION MASTER PLAN TEAM

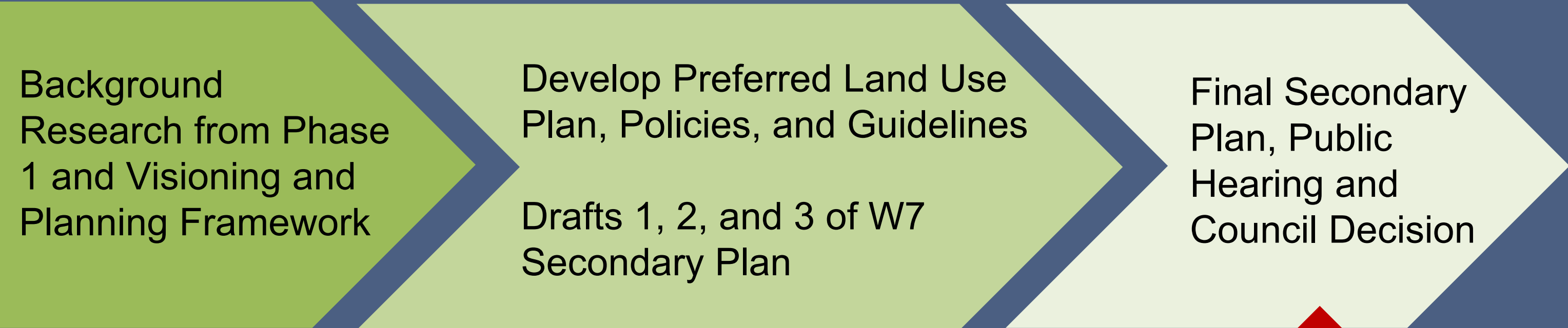
- Selma Hubjer, Director, Infrastructure Planning & Corporate Asset Management
- Christopher Tam, Manager, Transportation Planning & Engineering, Infrastructure Planning & Corporate Asset Management
- Alicia Jakaitis, Program Manager, Transportation Planning & Research, Infrastructure Planning & Corporate Asset Management

Weston 7 Secondary Plan

Weston 7 Secondary Plan Location and Quadrants



SECONDARY PLAN PHASE 2 & 3



Fall 2020 ---- Fall 2021 ---- Spring 2023 --- Summer 2023 --- Fall 2024 --- Winter 2024/25

The WESTON 7 Secondary Plan has been carried out in a robust program of public and other stakeholder consultation.

PHASE 1

- 2018 and 2019 Open Houses (3)

PHASES 2 and 3

- September 2020: First Nations Pre-Consultation
- November 4, 2021: A virtual Public Open House
- September 6, 2023: An in-person Open House to present **Draft 1** Secondary Plan
- November 1, 2023: A Statutory Public Meeting to present **Draft 2** Secondary Plan

PHASES 2 and 3 ...continued

- June 5, 2024: A Committee of the Whole (Working Session) to present **Draft 3** Secondary Plan
- October 16 and 23, 2024: Public Open Houses (4)
- November 2024: Preparation of **Draft 4** Secondary Plan
- In addition to the public consultation process, and following the November 1, 2023 Public Meeting, City staff have engaged on a regular basis with the **Weston 7 Landowners Group (LOG)**

Existing Vaughan Official Plan 2010

In the Existing Official Plan, the WESTON 7 Secondary Plan Area is identified on **Schedule 1** as a **Primary Centre** which is expected to be:





- A key location for development through intensification;
- Predominantly mixed-use, high and mid-rise buildings; and
- Developed at an intensity supportive of transit.

The WESTON 7 Secondary Plan Area is also identified as an **Intensification Area**. Intensification Areas will be the primary locations for the accommodation of growth and the greatest mix of uses, heights and densities. Major office uses and retail uses will be directed to Intensification Areas.

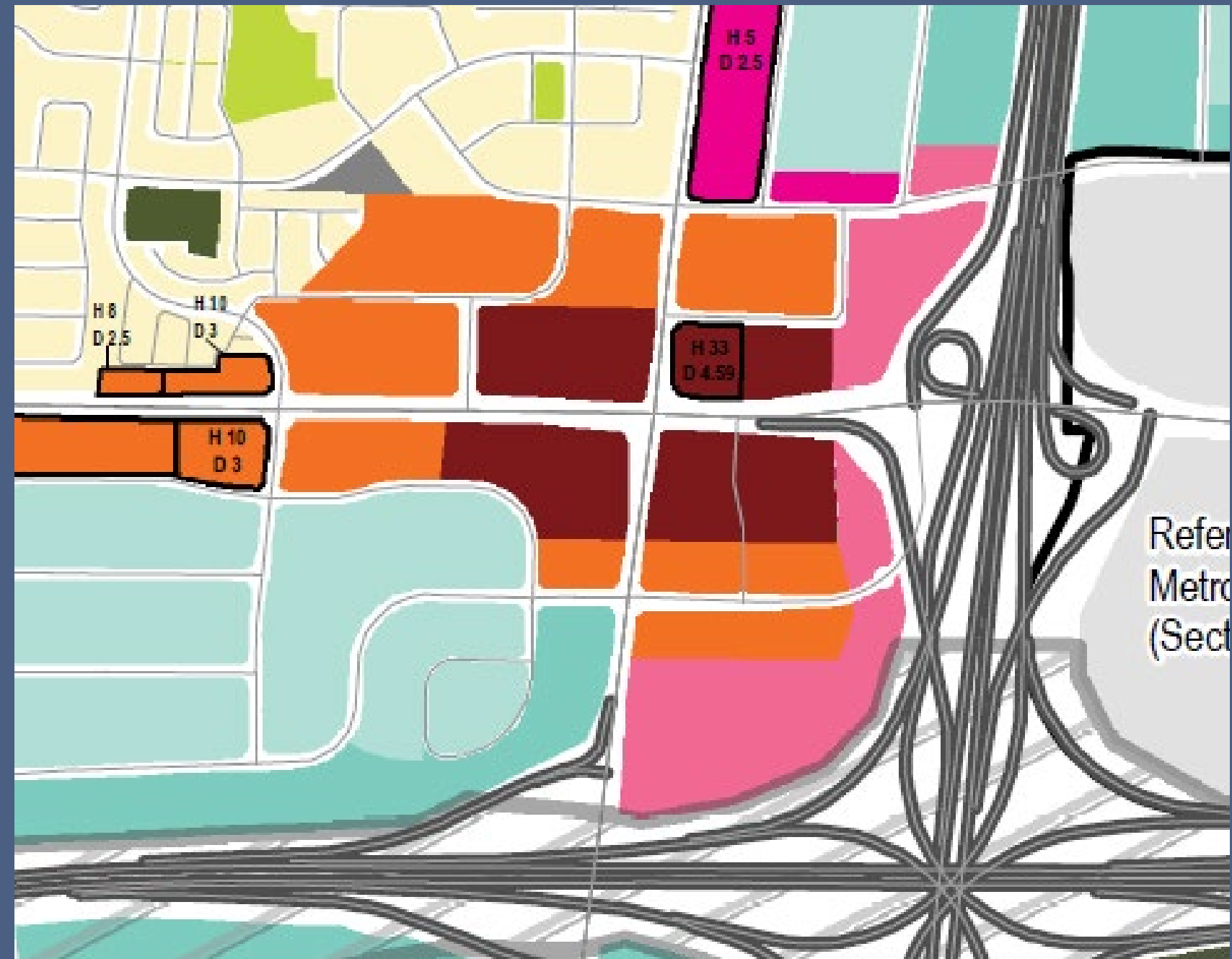
Existing Vaughan Official Plan 2010

Schedule 13 - Land Use Identifies that the WESTON 7 Secondary Plan Area includes a number of land use designations including:

- **Mid-Rise Mixed-Use;**
- **High-Rise Mixed-Use; and**
- **Community Commercial Mixed-Use.**

	Mid-Rise Mixed-Use
	High-Rise Residential
	High-Rise Mixed-Use
	Community Commercial Mixed-Use

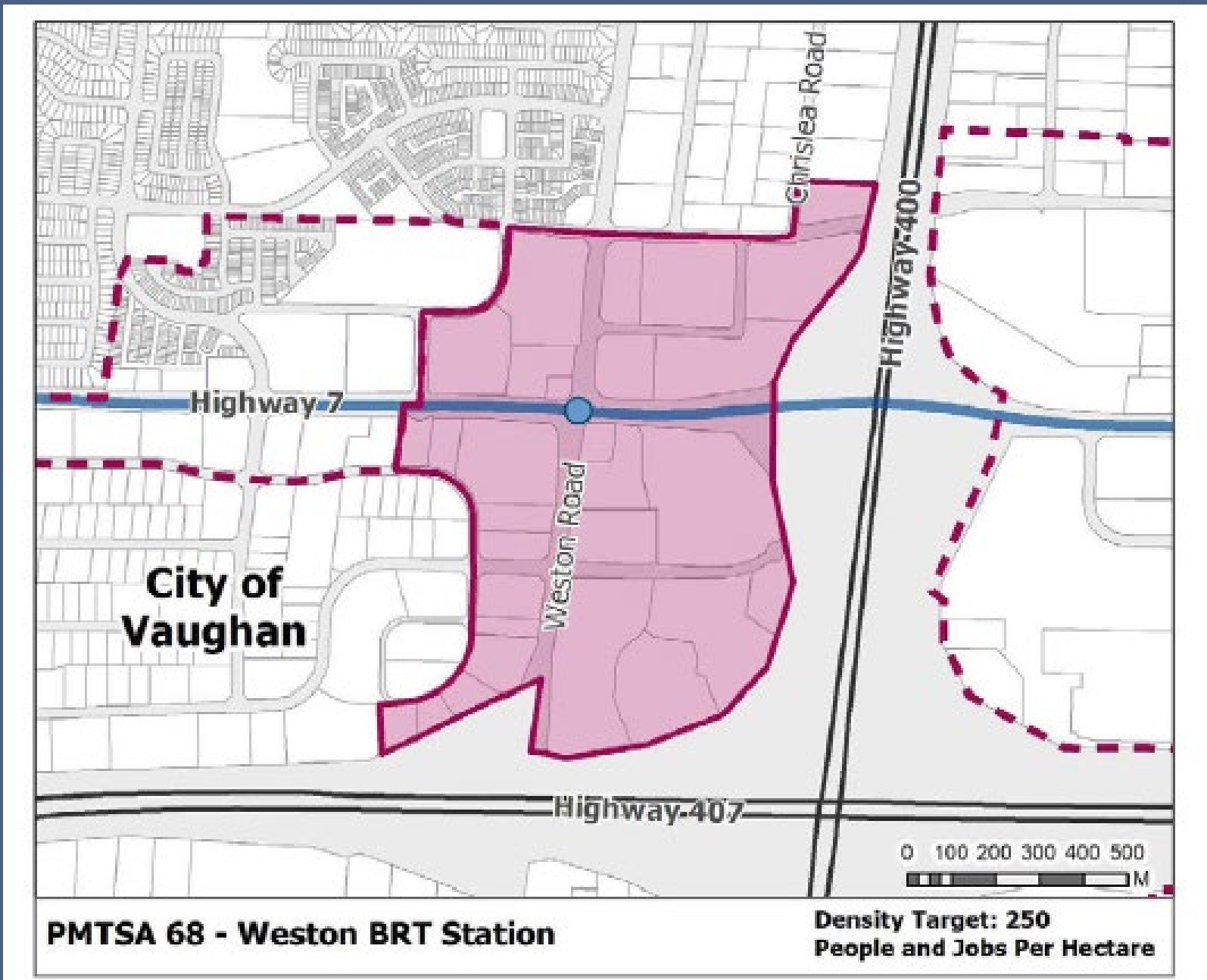
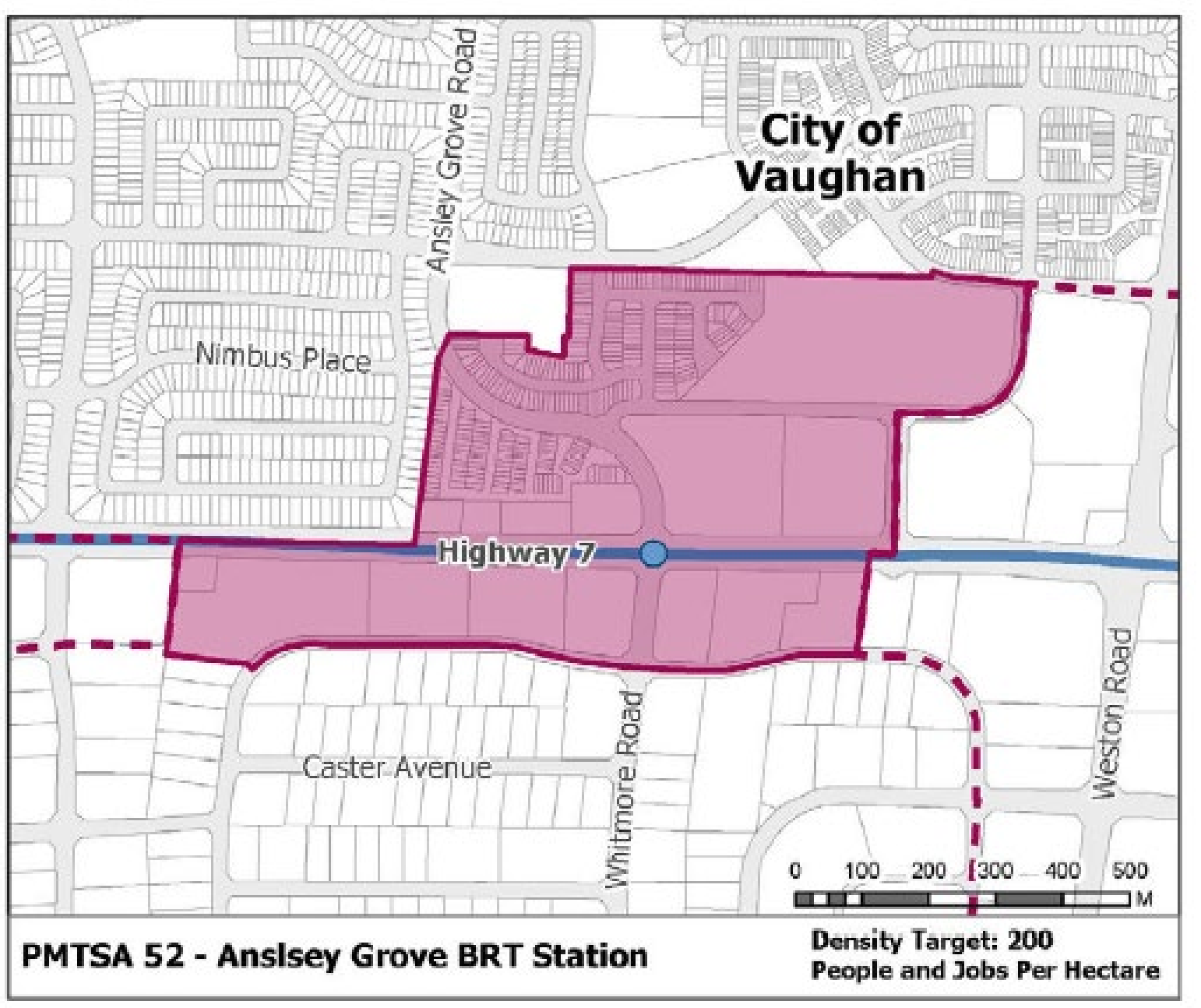
Schedule 13 – Land Use



WESTON 7 Existing Planning Context

Existing Vaughan Official Plan 2010

WESTON 7 includes two **Protected Major Transit Station Areas** including:



DEVELOPMENT PROPOSALS UPDATE

The WESTON 7 Secondary Plan Area accommodates 1 existing redevelopment project, Centro Square, which is a mixed-use development located in the Northeast Quadrant of the Secondary Plan Area.

In addition, there are currently 10 ongoing proposals for development. In total, the existing Centro Square and the 10 other ongoing development proposals represent approximately 70% of the Gross Land Area of the WESTON 7 Secondary Plan Area.

Number of Towers _____	81
Storeys _____	Ranges from 8 to 68 storeys
Estimated Dwelling Units _____	34,819 dwelling units
Population Yield@ 1.91 people/unit _____	66,156 people
Employment Yield@ 40 square metres/Job _____	3,431 jobs

FROM THE PUBLIC

- Development potential is too much for this area, limit to low- and mid-rise
- Not enough parks or community facilities to serve the new population
- Loss of existing retail and entertainment facilities
- Traffic congestion, strain on existing infrastructure
- Traffic Infiltration into existing neighbourhoods
- Community safety

FROM THE DEVELOPERS

- Development potential is too low, does not achieve their aspirations
- Policy framework is too prescriptive
- Development phasing - Who goes first?
- Too many roads, too much parkland

PURPOSE

1. To establish a comprehensive land use planning, urban design, transportation, and infrastructure policy framework to guide new development in WESTON 7 to the year 2051.

2. Three **key elements**:
 - Array of land uses to ensure a truly mixed-use community;
 - Management of the pattern of development through regulation of the built form;
and,
 - Recognition that the capacity of existing municipal service infrastructure and transportation systems is severely restricted

KEY CHANGE 1

One of the key changes in **Draft 4** is related to **Section 2.0 ACCOMMODATING GROWTH**, as follows:

- The identification that the Growth Threshold is **26,000 people and jobs combined** - a maximum of 16,000 people and 10,000 jobs to 2041, and that it shall be a policy of the WESTON 7 Secondary Plan that:
 - Draft 4 requires that all development applications within the 26,000 person threshold submit infrastructure implementation plans to the satisfaction of the City and in accordance with the TMP and the IUWP. Timing of development will be strictly tied to the construction of these identified needs.
 - No increase to the identified Growth Threshold is to be considered until such time as the City is satisfied that additional capacity within the transportation system can be identified, funded, planned and implemented; and
 - Any future increase to the identified Growth Threshold shall be considered and implemented through an Amendment to this Plan.

BUILDING A SUCCESSFUL COMMUNITY

This Plan promotes WESTON 7 as a Successful Community.

Successful community policies include:

- Providing Housing Options
- Promoting a Strong Economy
- Supporting a Healthy Community
- Providing Public Service Facilities
- Ensuring High Quality Design
- Promoting Sustainability + Adapting to Climate Change



LAND USE DESIGNATIONS

The Low-Rise Residential Designation

- Generally, townhouses and low-rise apartments
- No non-residential is required

Mixed-Use I Designation

- Mid-Rise and High-Rise buildings
- Minimum 15% of GFA for non-residential uses
- Non-residential required at-grade



LAND USE DESIGNATIONS

Mixed-Use II Designation

- Mid-Rise and High-Rise buildings
- Non-Residential buildings - minimum 20% of GFA for non-residential uses
- Residential buildings - minimum 75% of ground floor GFA for non-residential uses



LAND USE DESIGNATIONS

Flood Plain Spill Area Overlay

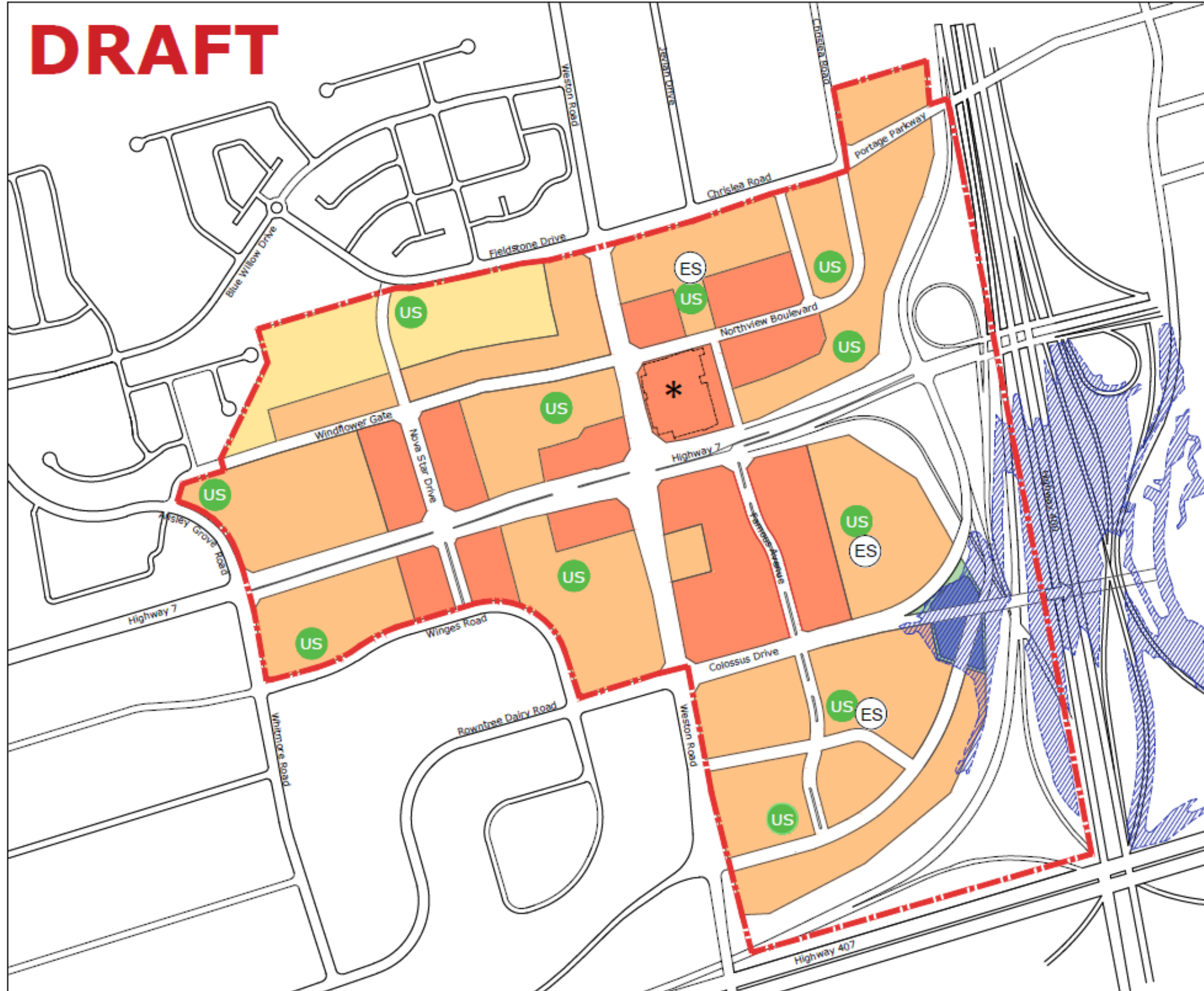
- Site-specific hydraulic analysis to be prepared

Colossus Drive Corridor Protection Area

- Preclude development within corridor until an Environmental Assessment has been completed






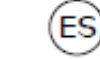


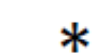
The Draft Secondary Plan permits the ongoing operation of retail plazas, grocery stores, restaurants and other large format retail uses to remain, extend, enlarge and add accessory buildings. Council is considering further protection of grocery stores.

Weston 7 Secondary Plan – Schedule 1

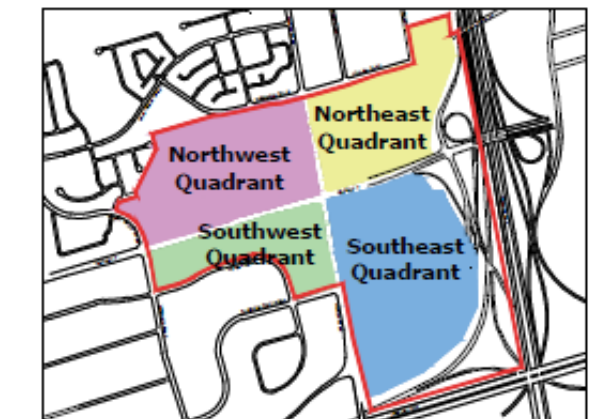


Schedule 1 Weston 7 Land Use Designations

Legend

-  Secondary Plan Area
-  Residential I
-  Mixed-Use I
-  Mixed-Use II
-  Weston 7 Urban Squares
-  Elementary School
-  Existing Stormwater Management Pond
-  Flood Plain Spill Area Overlay
-  Existing Development (Centro Square)

Quadrants



November 2024

BUILT FORM

Low-Rise Buildings

- Maximum 3 storeys
- Maximum Density – 1.5 Floor Space Index

Mid-Rise Buildings

- Minimum 3 storeys, Maximum 8 storeys
- Maximum Density – 3.75 Floor Space Index



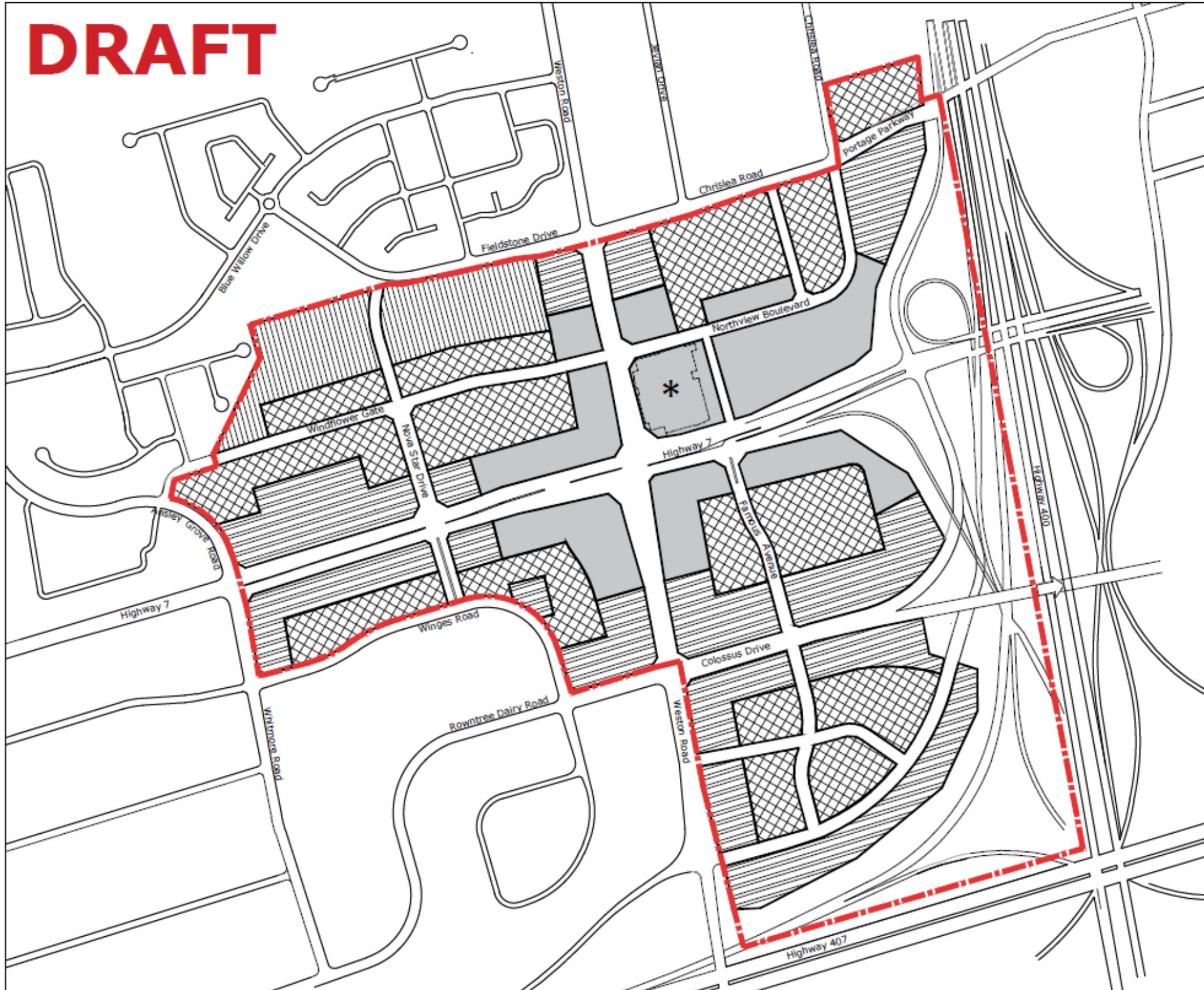
BUILT FORM

High-Rise Buildings

- **High-Rise I** - Minimum 8 storeys, Maximum 18 storeys, Maximum Density 6.0 Floor Space Index
- **High-Rise II** - Maximum 32 storeys, Maximum Density 7.5 Floor Space Index



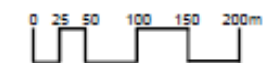
Weston 7 Secondary Plan – Schedule 2



Schedule 2 Weston 7 Building Height

Legend

-  Secondary Plan Area
-  Low-Rise
-  Mid-Rise
-  High-Rise I
-  High-Rise II
-  Existing Development (Centro Square)



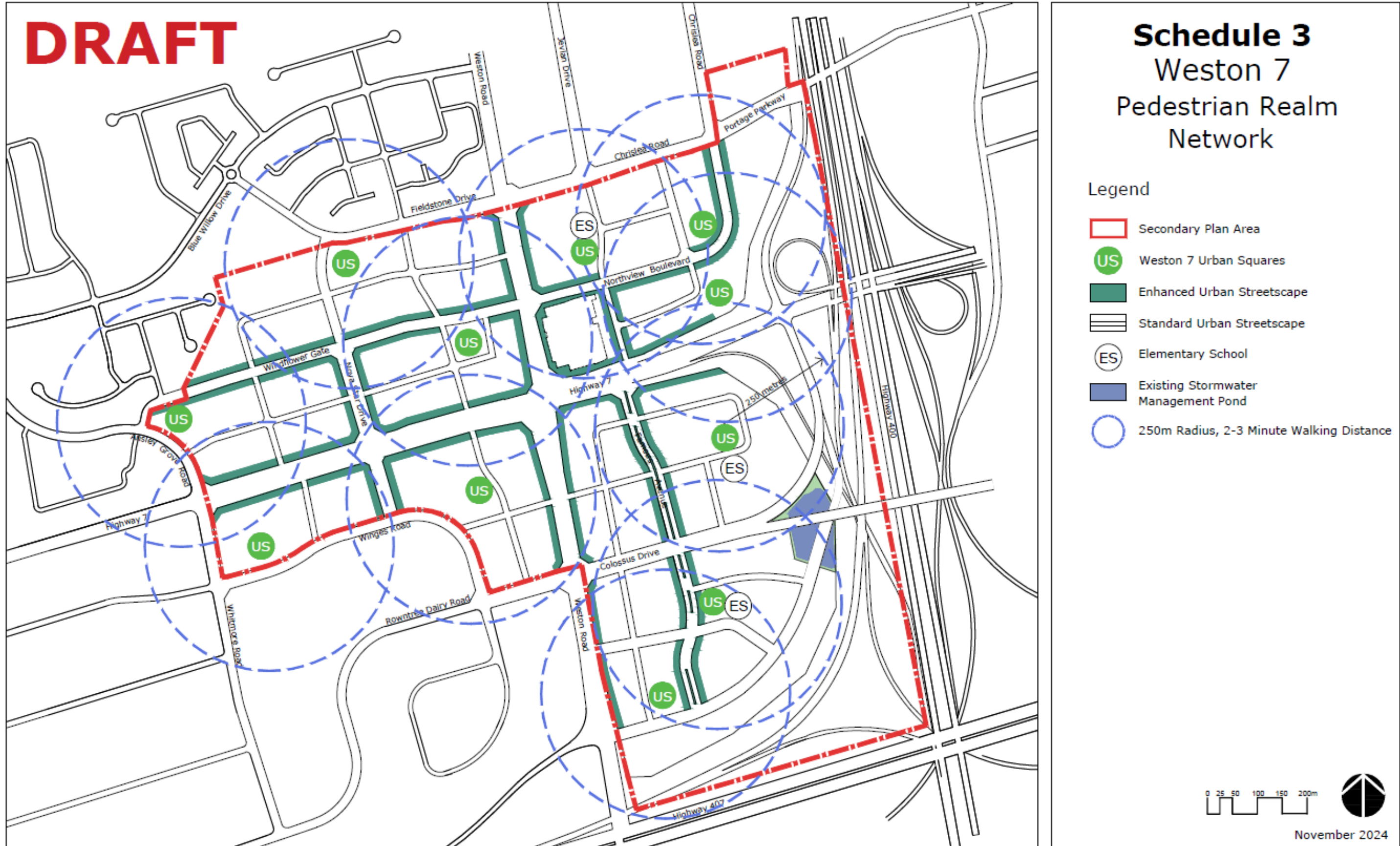
November 2024

PEDESTRIAN REALM NETWORK

- Includes a policy framework that articulates direction for **Urban Park Spaces and Streetscapes**
- The intent is to achieve a comprehensive network of spaces that work together and complement each other, leading to a well-connected, universally accessible network throughout WESTON 7 and with the surrounding neighbourhood
- **Urban Squares** are the largest urban parks, with opportunities for **Promenades** and **Pocket Parks**
- Streetscapes are identified in two categories – **Enhanced Urban Streetscapes** and **Standard Urban Streetscapes**



Weston 7 Secondary Plan – Schedule 3



KEY CHANGE 2

DRAFT 4 of the WESTON 7 Secondary Plan now identifies opportunities for future **Urban Squares** symbolically, so that the location, size and configuration of each space can be considered through the development approval process, in consideration of the parkland dedication requirements of the City's Parkland Dedication By-law.

Other park space elements – **Pocket Parks and Promenades** - are not identified on the Schedule, but are permitted and expected to be considered through the development approval process, in consideration of the parkland dedication requirements of the City's Parkland Dedication By-law.

MULTI-MODAL TRANSPORTATION SYSTEM

- Policies related to the establishment of a multi-modal Transportation System informed by the Transportation Master Plan
- Intent is to maintain a safe, multi-modal, and integrated network comprised of:
 - **Active Transportation Network** – pedestrian and cyclists
 - **Transit Network**
 - **Road Network** – Highway 7, Weston Road, collector roads, local roads
- **Parking, Access, and Service Facilities** – minimize the amount of surface parking; underground parking for mid- and high-rise buildings; permit above ground structured parking; prioritize bicycle, carpool, and car share parking



KEY CHANGE 3

DRAFT 4 includes a new **APPENDIX I: Transportation System Improvements**, which identifies all of the transportation system improvements required to achieve the 26,000 people and jobs combined growth threshold. Appendix 1 is based upon the City's WESTON 7 Transportation Master Plan (2024).

The implementation framework of the multi-modal transportation network is structured around:

- Broad Area Transportation System Improvements;
- Active Transportation Improvements;
- Public Transit Improvements; and
- Area – specific Road Network Improvements.

KEY CHANGE 3...continued

Broad Area Transportation System Improvements

- Colossus Drive extension over Highway 400
- Bass Pro Mills extension from Highway 400 to Weston Road
- Langstaff Road widening between Weston Road and Creditstone Road (4 to 6 lanes)
- Langstaff Road connection over CN Yard
- Langstaff Road full interchange at Highway 400
- Steeles Avenue widening west of Jane Street (4 to 6 lanes)

KEY CHANGE 3...continued

Broad Area Transportation System Improvements

- Pine Valley Drive widening between Highway 7 and Steeles Avenue (4 to 6 lanes)
- Weston Road widening north of Steeles Avenue (4 to 6 lanes)
- Keele Street widening north of Steeles Avenue (4 to 6 lanes)

KEY CHANGE 3...continued

Active Transportation Improvements

- New pedestrian/cycling overpass connecting Weston 7 with VMC over Highway 400, located between Highway 7 and Portage Parkway
- Weather protection along the existing Highway 7 median multi-use path over Highway 400
- Grade-separated pedestrian/cycling linkages from the SE Quadrant to the NE Quadrant over Highway 7

KEY CHANGE 3...continued

Public Transit Improvements

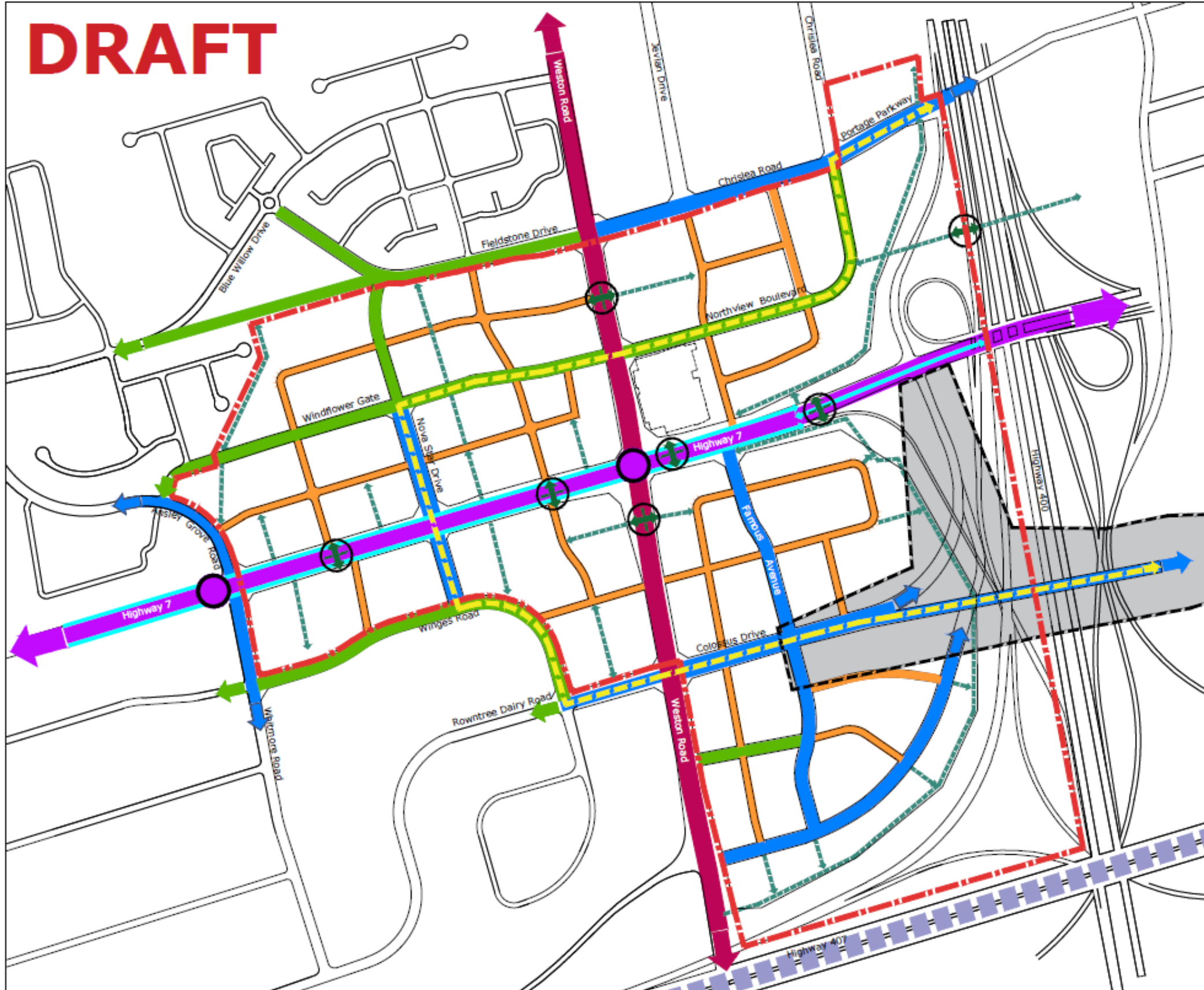
- Five-minute all-day bus frequencies along the Highway 7 Viva Rapidway
- Transit circulator connecting Weston 7 to VMC and Highway 407 Subway stations
- Steeles Avenue Bus Rapid Transit Corridor (Jane Street to Yonge Street)
- Jane Street Bus Rapid Transit Corridor (Major Mackenzie Drive to Highway 7)

KEY CHANGE 3...continued

Area-specific Road Network Improvements















Roadway	From	To
Chrislea Road widening and AT	Weston Road	Applewood Crescent/Portage Pkwy
Northview Blvd widening and AT	Weston Road	Chrislea Road
Windflower Gate widening and AT	Ansley Grove Road	Weston Road
Fieldstone Drive extension	Blue Willow Drive	Weston Road
Nova Star Drive extension	Fieldstone Drive	Highway 7
Nova Star Drive extension	Highway 7	Winges Road
New Road W	Weston Rd @ 407 ETR EB Ramp	Colossus Drive
Famous Avenue widening and AT	Highway 7	Road W
Winges Road widening and AT Rowntree Dairy Road widening and AT Whitmore Road widening and AT	Highway 7	Weston Road

Weston 7 Secondary Plan – Schedule 4

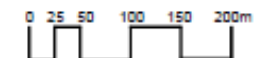


Schedule 4 Weston 7 Transportation System

Legend

-  Secondary Plan Area
- Street and Transit Network**
-  Existing Roads
-  Highway 7 - Regional Bus Rapid Transitway
-  Bus Rapid Transit (BRT) Stop
-  Regional Arterial Road - Weston Road
-  Major Collector
-  Minor Collector
-  Local Road
-  Colossus Drive Corridor Protection Area
-  Weston 7 to VMC Transit Circulator
-  Potential 407 Transitway
- Active Transportation Network**
-  Existing Cycle Track
-  Active Transportation Link
-  Active Transportation Grade Separated Pedestrian Connection

Note: Alignments are Conceptual



November 2024

WESTON 7 Mitigation Strategies for Neighbourhood Infiltration

1. Provide additional road capacity

The Colossus Drive extension will reduce the likelihood of infiltration by:

- Improving traffic flow by providing more capacity to travel east-west across Highway 400.
- Providing new routes for pedestrians, cyclists, and York Region Transit, reducing traffic on existing east-west routes

2. Direct traffic away from existing neighbourhoods

The Fieldstone Drive extension is included in the plan to reduce infiltration. It will act as a by-pass for non-neighbourhood traffic by:

- Directing traffic away from the existing residential community
- Minimizing the likelihood of infiltration through road design

SERVICE INFRASTRUCTURE + UTILITIES

- **Municipal Water and Wastewater Servicing Infrastructure** – phasing of development coordinated with phasing of municipal services
- **Stormwater Management Infrastructure** – incorporate low impact development measures such as porous pavements, bioretention basins, enhanced swales, green roofs, and rain gardens
- **Utilities and Telecommunications Facilities**



IMPLEMENTATION

- This Plan
 - Plan Review
 - Monitoring
 - Amendments to this Plan
 - Technical Revision to this Plan
- Development Applications
- Implementing Zoning By-laws
- Site Plan Approval
- Existing Uses
- Other Planning Tools
- Conveyance/Acquisition of Lands
- Municipal Finance

INTERPRETATION

- Land Use Boundaries and Roads
- Numeric Standards
- Subsequent Legislation/Companion Documents

1. Two **Public Open Houses** scheduled on January 22 & 23, 2025 at Chancellor Community Centre.
2. Prepare **FINAL DRAFT** of the Secondary Plan based on comments received from the City, Technical Advisory Committee, LOG, and the Public
3. Present FINAL DRAFT of the WESTON 7 Secondary Plan to Committee of the Whole and request Council adoption in **Q1/Q2 2025**

Questions?

For additional information please visit:

www.vaughan.ca/weston7

or contact:

Lina Alhabash, Senior Planner
Policy Planning & Special Programs
905-832-8585 ext. 8077

